

In re:	:	Case No.:	23-21367-GLT
	:	Chapter:	7
Zachary R. Waldman	:		
	:		
	:	Date:	6/26/2025
Debtor(s).	:	Time:	10:30

PROCEEDING MEMO

MATTER: #46 - Motion to Sell Property Free and Clear of Liens
[Response due 5/30/2025]

APPEARANCES:

Trustee:	Rosemary C. Crawford (Berkshire/Broker - Donna Fischer)
Buyer:	Zijian Huang (Broker - Julie Zhang)

[10:50]

NOTES:
Crawford: The property is located at 1337 Shady Ave., County of Allegheny, Commonwealth of Pittsburgh 15217. I have received no other offers except from Zijian Huang. He has offered \$370,000 for the property. All contingencies have been satisfied. Proof of publication in the Pittsburgh Journal took place on May 19, 2025. Proof of publication on the Pittsburgh Post-Gazette took place on May 15, 2025. The Debtor's preliminary valuation of the property at \$550,000 was incorrect.

Fischer: The valuation of the Debtor's home was incorrect because the home was in need of several repairs.

[The Court subjected the property to higher and better offers.]

Court: Parties need not wait out the 14-day appeal period if they wish to close sooner.

OUTCOME:
1. The *Motion to Sell Real Estate Free and Clear of Third Party Interests, Liens, Claims, Charges and/or Encumbrances* [Dkt. No. 46] is **GRANTED**. [D.B. to enter order at Dkt. No. 46]

DATED: 6/26/2025